ACCESS STATEMENT

Little Haven

Property details

Property name	Little Haven
Sleeps	4 (based on two double bedrooms)
Bedrooms	2
Address & postcode	2 Summerhill Place, Douglas, IM2 4PQ

Property summary

Built in 1880, Little Haven is a two bedroom mid terrace cottage situated close to Douglas Promenade, with convenient access to public transport routes, the Manx Electric Railway and Horse Tram. The property is arranged over two floors and comprises a hallway, snug, lounge, kitchen/diner, utility area and WC on the ground floor. The first floor accommodates two double bedrooms, each with an en suite shower room.

Nearest bus stop Approx. 5 min. walk downhill.

What3words orientation.stud.pathways

Sea terminal, Douglas Approx. 5 min. drive.

Ronaldsway, Castletown Approx. 15 min. drive.

At a glance

Entrance	One step into the property via a 750mm wide front door.
Floors	Two floors, connected by an internal staircase with 12 steps.
Parking	On site parking available; access is tight and the parking surface is uneven.
Wheelchair access	Not suitable for wheelchair access due to steps at the entrance and internal level change/first floor access.

Access throughout the property

Area	Access notes
Arrival & entrance	Access is via a well lit pavement with a kerb. There is one step up to the entrance and a 750mm wide front door leading into the hallway.
Moving around	The ground floor has a combination of level access and changes in floor level. The first floor is accessed via a staircase comprising 12 steps, with a handrail, leading to a small landing. There is one step up into each bedroom.
Living	The hallway provides level access through an 820mm wide doorway into the snug, which connects to the lounge. There is a step down into the kitchen/diner. The utility area and WC cloakroom have level access.
Sleeping & bathrooms	There are two double bedrooms on the first floor, each with an en suite shower room. Both bedrooms have level access into their respective shower rooms. The main bedroom shower is at floor level, while the second bedroom shower has a step up.
Outside	A 750mm wide rear door leads from the ground floor to an enclosed yard. A spiral staircase provides access between the yard and roof terrace, which can also be accessed from the main bedroom.
Additional notes	The main bedroom has a door leading directly onto the roof terrace. The property features several changes in floor level, narrow doorways and stair access.

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